

THE RETURN OF THE ALL GLASS BUILDING?

All glass residential buildings became fashionable in the 2000's, with Richard Meier's buildings in the West Village. Buyers loved them although many worried about the extreme sun exposure, energy inefficiencies and privacy issues. Now with all glass buildings such as One 57, 432 Park Avenue and One Madison Park on or coming to the market in Manhattan. Glass has typically been a symbol of energy *inefficiency*: heat exchange in large, translucent surfaces is higher than in insulated walling. Advances in window design have combated this problem, but new developments stand to make glass the staple of green building. Electro-chromic glass uses electricity to instantly darken or lighten windows, depending on seasonal needs and the time of day, allowing for greatly decreased heating and cooling energy expenditures....and privacy. Photovoltaic glass – the next generation of solar cells, incorporated directly in the window surface – means that these once power-sapping features could soon be a primary source of energy. Sadly, the new Manhattan all glass buildings have not embraced these new technologies due to cost, a rather short-sighted approach especially in light of sharply rising monthly carrying costs. A return to modern 'all-glass' through technology may be imminent.

AN AUTHENTIC NEW YORK EXPERIENCE

What is an authentic New York property? With the internationalization of esthetics and design, sameness has become a problem. Do wealthy people really want their homes to look alike in London, New York and Beijing? Most new buildings are beginning to look awfully similar around the world. Above we feature two properties that we feel deliver an AUTHENTIC New York experience, with a historic reference to the past, embracing the residential loft esthetic pioneered in New York with the modern conveniences, technology and luxuries expected by to-days wealthy buyers.

VILLAGE TOWNHOUSE PRICING SOARS PAST \$ 3,500/sf

The \$ 3,500/sf barrier has been broken for townhouse pricing in the West Village at 763 Greenwich Street: \$ 3,623/sf! Granted it was exquisitely renovated and designed by Steven Gambrel in a prime location, although not the ultimate block.

LEONARD STEINBERG

OCTOBER 2012 SELECTION

450 WEST 17th STREET

WEST CHELSEA



The Caledonia: The essence of a loft perfectly blended with full service luxury for the epitome of downtown chic in this large 5 Bedrooms, 4 bathrooms, 12 foot ceilings flooded with light from 3 exposures. Premiere full service building with parking. **\$4.995m**

140 WEST 124th STREET

HARLEM



NEW! With a fireplace, amazing views of midtown, Central Park, Morningside Park and Mt. Morris Park in this one-of-a-kind Penthouse at LOFT124 offers an unparalleled 2 Bedroom 2 bath with 500sf of terraces. Full service Condominium with fitness center. **\$1.45m**

390 WEST BROADWAY

SOHO



The elevator opens into this authentic private full floor 2 bedroom Soho loft with all the details that make it a great property! Beautifully renovated with a dreamy kitchen and 2 crisp bathrooms on a prime block in the heart of Downtown's prized neighborhood. **\$1.95m**

115 FOURTH AVE

GREENWICH VILLAGE



Rarely available this 2 bedroom, 2 bath corner loft at the Petersfield Condominium offers outstanding exposures, 11' ceiling, Chef kitchen and more. Minutes from Union Square. Full time doorman, roof deck. Available for Rent 10/1. **Asking \$8,000/month**

For more information on any of these properties, or to schedule appointments, please call: (212)727-6162

OCTOBER 2012 SELECTION

205 EAST 63rd STREET

UPPER EAST SIDE



BEST PRICED THREE BEDROOM! This south-facing, sunny apartment is an incredible find: This superbly located high-floor, south facing 3 bedroom Upper East Side apartment boasts superb light all day long, with a gracious layout and wonderful, generously proportioned rooms.

\$999k

40 BOND STREET

NOHO



In Noho's most prestigious building and block, this rare duplex townhouse features a beautiful private garden, a large eat-in kitchen, 3 full bedroom suites and a dramatic double-height living room featuring a Herzog De Meuron designed architectural stairway.

\$6.25m

333 EAST 34TH STREET

TURTLE BAY/EAST SIDE



Beautifully renovated with wide open, protected views, this penthouse apartment on the quiet north side of the building features a gracious living room, chef's kitchen and a truly grand Master Suite. A second bedroom and bathroom make this a truly wonderful find not to be missed. Doorman.

\$1.395m

35 EAST 10TH STREET

GREENWICH VILLAGE



ATTENTION TERRACE LOVERS! Located in the heart of Greenwich Village, this studio loft comes with a sensational 500SF private terrace perfect for an al fresco dinner. With renovated kitchen & over 9.5FT ceilings. This studio loft is a rare find indeed!

\$525k

For more information on any of these properties, or to schedule appointments, please call: (212)727-6162

OCTOBER 2012 SELECTION

270 BROADWAY

TRIBECA



Extraordinary, five bedroom suite Steven Harris-designed penthouse in an A-grade full service building with panoramic, wraparound protected views and incredible light in every room. No expense spared renovation, with two magnificent terraces and every conceivable luxury and amenity. **\$12.5m**

270 BROADWAY

TRIBECA



This duplex (brand new, never-lived-in) penthouse features a supreme quality renovation with three bedroom suites and an amazing rooftop terrace with magical protected southern views towards the Gehry Tower and the Woolworth building: dreamy light streams in through 22 windows all day long. **\$6m**

92 LAIGHT STREET

TRIBECA



Located in the best Tribeca riverfront full service condominium, this large real 3 bedroom home boasts superb views in four directions. Superb proportions and finishes feature throughout, with a grand master suite and exceptional entertaining space. **\$6.95m**

173 PERRY STREET

WEST VILLAGE



Located directly on the Hudson River Park in a Richard Meier designed contemporary masterpiece, this full floor 2 bedroom, 2.5 bathroom showstopper with a balcony basks in light all day with protected views in a premium full service building. **\$4.495m**

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200 ELEVENTH AVENUE WEST CHELSEA

Located in West Chelsea's most prestigious building fronting Chelsea Cove Park and the Hudson River, nestled amongst the world's leading art galleries, the Highline Park and Avenue's School, this remarkable duplex penthouse located in the building famous for its En Suite Sky Garage, providing owners the ability to park alongside their apartments, comprises one and a half floors with 80ft of frontage with protected panoramic views. The 3 bedroom, 3.5 bathroom home comes with two loggia terraces, perfect for entertaining. Sophisticated systems feature throughout, with a level of privacy no other building can provide. A 24 hour doorman, gym and refrigerated storage feature in this 14 unit condominium that has no commercial or retail component either. \$12.95 million

144 DUANE STREET

TRIBECA



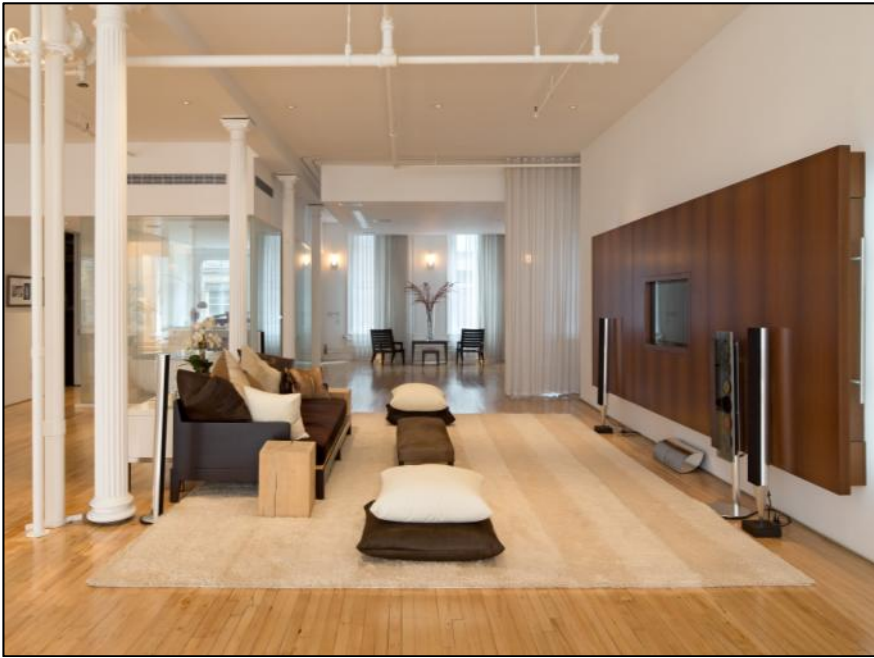
Built in 1862, and recently gut renovated to the highest standards, this exceptional limestone LOFT MANSION located in the heart of Tribeca is a one-of-a-kind masterpiece. With 30,000 sq. ft. of usable interior space, this is one of the largest and most beautiful properties to ever become available downtown. Built 41ft x 109ft with six floors above grade and two floors below grade, this property has been completely renovated both structurally and cosmetically to retain the structure's original character. The grand proportions of this building, with ceiling heights ranging from 12-17 feet, huge windows and multiple skylights bathe all areas with superb light. Brand new mechanical systems and an elevator are in place, as well as top-of-the-line appliances, fixtures and hardware. The building features an owner's penthouse (approx. 11,000 sq. ft. of living space) on the 4th, 5th and 6th floors with an extraordinary, fully landscaped roof deck and terrace (2,775 sq. ft.). This Penthouse also comes with a private gym and half basketball court in the basement (2,650 sq. ft.). The property generates substantial rental income from two floors of meticulously renovated rental units (2nd and 3rd floor, 4000 sq. ft. each) that if desired can be delivered vacant, and a high end showroom on the ground/retail floor with a half basement (7,750 sq. ft.).

Offered at \$49.5million

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60 GREENE STREET – FOR RENT

PRIME SOHO



RENTAL: Exceptional full floor classic SOHO loft renovated to the most exacting standards. Currently configured as a grand one bedroom with small guest suite. Nothing of this caliber exists anywhere, with the best finishes throughout. Located On the best SOHO cobbled street block.

\$ 30,000/month



58-60 GREENE STREET – 4th FLOOR – FOR SALE

This superbly renovated full-floor classic loft on a prime block in the heart of SOHO, boasts exceptional finishes and detailing throughout, including A-grade mechanicals such as new custom-fitted Mahogany windows and ducted central air-conditioning. The master bathroom (featured on the cover) is a work of art: a symphony of marble, wood and nickel. The closets are Bergdorf-Goodman-quality. A second bedroom suite and an interior guest cabin suite, not to mention the extraordinary study, complete the picture. Teak floors, refined lighting and AV systems throughout.

\$ 7.25million

MINLUXE – VOLUME DOWN, PRICING UP AGAIN

Although smaller, luxury is not compromised, priced between \$1million and \$2million.

of properties sold: 153 SIGNED AND CLOSED (DOWN COMPARED TO PREVIOUS MONTH)
 Average price: \$1,448m (\$1,204/sf UP slightly compared to previous report)
 Average Size: 1,190sf (DOWN compared to previous report)
 OUR ANALYSIS: * Pricing continues to rise....slowly but steadily. Soon \$ 1,200/sf will look cheap.
 * Sales volume down notably, possibly due to Summer slow-down and lack of inventory.

MIDLUXE –VOLUME DOWN, PRICING DOWN

Mid-sized luxury properties, priced between \$2million and \$4million

of properties sold: 127 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$2,753m (\$1,384/sf) (DOWN compared to previous month)
 Average Size: 1,987sf (DOWN compared to previous month)
 OUR ANALYSIS: * Pricing slips after previous months' spike.

ULTRALUXE –VOLUME DROPS, PRICING UP AGAIN

Larger, luxurious properties priced between \$4million and \$5million

of properties sold: 8 SIGNED AND CLOSED (UP compared to previous report)
 Average price: \$4,546m (\$1,918/sf, DOWN from previous report)
 Average size: 2,382sf (DOWN compared to previous month)
 OUR ANALYSIS: * Strong activity and pricing jumps back as \$ 2,000/sf becomes the 'new \$ 1,500/sf'.
 * Expect pricing per square foot to continue rising as new-build inventory has the luxury of shrinking dimensions to make layouts more efficient.

MEGALUXE –VOLUME DOWN SLIGHTLY, PRICING UP

Large, exceptional properties, priced over \$5million many with private outdoor space

of properties: 22 SIGNED AND CLOSED (DOWN SLIGHTLY compared to previous month)
 Average price: \$ 7,955m (\$2,269/sf. UP compared to previous month)
 Average size: 3,541sf (UP compared to previous month)
 * Activity continues with strength on the high end, slipping just slightly.
 * Pricing continues upwards.... Soon \$ 2,500/sf will be the 'new normal' here.

HOUSELUXE – INCREASED ACTIVITY, \$3,500+/sf PRICING

Larger, Single family townhouses are a rare breed in the Downtown market.

of properties: 7 SIGNED OR CLOSED (UP significantly compared to previous month)
 Average price: \$ 12,278m (UP SHARPLY compared to previous month)
 Average width: 20 feet
 OUR ANALYSIS: * Record breaking price at 763 Greenwich Street, sold in less than a week, is an indicator that prime, gut renovated houses in the Village are now selling for well above \$ 3,000/sf.
 85-89 Jane Street (piano building) the site of the SUPERIOR INK sales office closed.

Leonard Steinberg, Hervé Senequier, Lois Planco, Matt Amico, Glen Jackson, Amy Mendizabal, Helene Gresser, Kane Manera and Aimee Scher are consistently Downtown's leading brokers specializing in the luxury real estate market with a proven track record for integrity, professionalism and results.

For more information about our unique full service brokerage, view:

www.luxuryloft.com T:(212)727-6164 *REAL ESTATE SOLUTIONS*

***While every effort has been made to provide accurate, up-to-the minute information based on closed *and* contract-signed transactions, the information is provided subject to errors, omissions and changes. Our criteria for luxury may be different to others. Some prices are estimates only as they have not closed yet. For 100% accurate information, please consult a legal professional to perform the necessary due diligence.

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LUXEFIND – A NON-VENTED HOOD THAT CLEANS THE AIR

Many renovators and developers are often dismayed at the limited options for non-vented hoods in kitchens. But this is about to change: E.ion is the new collection of rather stylish vent-less hoods from FALMEC. Thanks to the bipolar controlled ionization these cooker hoods will not only eliminate odors but will sanitize the air at home as well.

www.FALMEC.com



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